

The Salisbury Planning Board held its regular meeting Tuesday, March 27, 2007, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Dr. Mark Beymer, Robert Cockerl, Lou Manning, Brian Miller, Sandy Reitz, Albert Stout, and Diane Young

ABSENT: Nathan Chambers (resigned), Tommy Hairston, Valarie Stewart, and Price Wagoner,

STAFF: Dan Mikkelson, Preston Mitchell, Diana Moghrabi, David Phillips, and Wendy Spry

Chairman Brian Miller called the meeting to order and offered an invocation. The minutes of the March 13, 2007, meeting were approved as published. The Planning Board adopted the agenda as submitted.

NEW BUSINESS

Brian Miller explained the Courtesy Hearing process. Wendy Spry made the staff presentation for the following group development.

A. G-02-07 Town Creek Self Storage
1339 Bringle Ferry Road
Tax Map-057, Parcel-051 & 054, Zoning B-6-S

Mr. Rick Shulenburg submitted the application for the construction of a 3,000 square-foot mini storage building to include 23 units and to be located at 1339 Bringle Ferry Road. All zoning criteria have been met. The Technical Review Committee (TRC) recommends approval to the Planning Board contingent upon the following requirement being met:

- The proposed driveway shown shall meet NC DOT requirements.

The map showed the proximity to I-85. The property was zoned from B-1 to B-6-S (Special General Business District). The existing structure on the site is to be moved; the Salisbury Fire Department will handle permitting to move the structure. The conditions of the B-6-S include an 8-foot planting yard along the property line abutting the interstate and a 10-foot planting yard along the property line fronting Bringle Ferry Road. The building will be metal construction with garage style roll-up doors.

Public Comment: none

Board Discussion

Lou Manning made a MOTION to recommend approval of G-02-07 with the staff recommendation, "The proposed driveway shown shall meet NC DOT requirements." Albert Stout seconded the motion with all members voting AYE. (7-0)

OTHER BOARD BUSINESS

Chairman Miller said he appreciated everyone working together and said goodbye to the Planning Board. He praised the City Staff for their professionalism. Lou Manning agreed and said he also has appreciated staff and fellow board members over the past six years. (Both men will be leaving after serving two 3-year terms.) Lou said it has been a learning experience and a privilege to serve.

Albert Stout said he appreciated Mr. Miller's leadership as chair, stating that they may not always agree, but they never disagree. Diane echoed the appreciation of Brian and Lou's leadership and their encouragement of frank and open discussions.

On behalf of staff, Preston Mitchell thanked Mr. Miller and Mr. Manning for their comments and said that their time and commitment has been appreciated. He presented Mr. Manning with a certificate of recognition and appreciation and presented Mr. Miller with a plaque for his position as chair for the past year.

This was the final Planning Board meeting for 2006-2007. City Council appointed three new board members, and all three attended this meeting: Jeff Smith, Richard Huffman, and Craig Neuhardt. Nathan Chambers resigned; City Council has not yet appointed anyone to that seat on the Planning Board.

- The next Planning Board meeting is April 10, 2007.

There being no further business to come before the Planning Board, the meeting was adjourned at 4:15 p.m.

Dr. Mark Beymer, Chair

Diane Young, Vice Chair

Secretary, Diana Moghrabi